

CONDITIONS OF APPROVAL (December 1, 2009)
LANSDOWNE VILLAGE GREENS SIGN PLAN – PHASE 2

ZMOD 2008-0009

1. Signs shall be provided in substantial conformance with the Lansdowne Town Center Comprehensive Sign Plan – Phase 2, prepared by BCT Architects Designers dated November 23, 2009.
2. Sign materials, colors, size, height, location, and lighting shall be provided in substantial conformance with the Lansdowne Town Center Comprehensive Sign Plan – Phase 2 prepared by BCT Architects Designers dated November 23, 2009.
3. Individual signs and associated landscaping materials shall be maintained in good condition, assuring sign legibility and health of landscaped plantings.
4. Lighting for signs will be directed toward the sign and all of the fixtures will be shielded to not spill light upward or reflect or cast glare onto adjacent properties or roads. Animation, neon lights, and moving lights shall be prohibited.
5. Once all non-residential space within a building is either 100 percent leased or sold, both initially and on a recurring basis as non-residential space again becomes available for lease or sale, all non-residential real estate and marketing signs shall be removed from the building within 30 days following the execution of the lease or sale of all non-residential space within the building.
6. Once all residential space within a building is either 100 percent leased or sold, both initially and on a recurring basis as residential space again becomes available for lease or sale, all residential real estate and marketing signs shall be removed from the building within 30 days following the execution of the lease or sale of all residential space within the building.
7. Signs not included in the Sign Plan, but otherwise permitted by the Zoning Ordinance, shall be permitted in accordance with the standards of the then current Zoning Ordinance.
8. Additional signage for those sign types included in the Sign Plan may be permitted by the Zoning Administrator provided (i) such signage is consistent with the design standards of the Sign Plan and these conditions, and (ii) the approval of such signage would not increase either the total aggregate sign area or the total aggregate number of signs permitted by the Sign Plan by more than five percent, and would not increase the maximum area of any one sign type permitted by the Sign Plan by more than five percent.